

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: Z2005147 Anthem Wells Fargo

Meeting Date: May 4, 2006

Agenda Item: 4

Supervisor District: 3

Applicant: Rob Jacknewitz, Permit Consultants, Inc.

Owner: Wells Fargo Corporate Properties

Request: Precise Plan of Development in the C-2 CUPD PAD zoning district

Proposed Use: Bank

Site Location: N. of Daisy Mountain Dr. & W. of Gavilan Peak Parkway in the Anthem area

Site Size: Approx. 1.6 gross acres

County Island Status: N/A

Summary of Conformance with Adopted Plans:

County Plan: The project is in concert with the Anthem Development Master Plan (DMP).

City/Town Plan: N/A

Support/Opposition: None known

Recommendation: **Approve** with stipulations

Description of Proposal:

1. This is a request for a precise Plan of Development for a Wells Fargo Bank to be located within the Anthem South Side Mixed Use Unit 3. The proposed development of the bank will be located on Parcel 2, which contains approximately 1.60 acres. The Anthem South Side Mixed Use Unit 3 consists of two (2) parcels and one (1) tract in the C-2 CUPD zoning district.
2. The site is bounded on the south by Daisy Mountain Dr. and on the north by a reserved area for a public access easement, identified as Tract A Access Road on the precise plan. To the west is an existing paved, 40' wide public access easement identified as Access Road 1. The applicant is proposing to have one (1) ingress/egress located along Access Road 1 to the west of the site, and one (1) ingress/egress from Access Road 2 to the north of the site. The dual ingress/egress driveways to the banking facility will be approx. 25'-6" to 26' in width. This request for a precise Plan of Development includes the construction of the Tract A Access Road at a proposed 30' width. The owner of Tract A has submitted an application and property owner authorization to allow the development of the access road to be included as part of this precise plan. The bank site will also utilize a one-way exit with a proposed width of 12' located at the northeastern region of the site for accessibility to the Tract A access road.
3. The bank will be a free-standing building measuring 21' (h) from the pad to the highest point of the building. The building dimensions will be 83'-4" x 66'-8" with a total building footprint of approx. 5,000 sq. ft. The applicant proposes covered canopies above the drive-thru lanes and other architectural canopies with a total area of 1,636 sq. ft. The total area under roof will be 6,636 sq. ft. which equates to a lot coverage of 8.7%. The freestanding building will utilize warm neutral and earth tone colors. The proposed architecture for the site will be similar to nearby developments within the Anthem community.
4. The Plan of Development indicates a total of fifty-four (54) parking spaces, of which three (3) parking spaces are designated as handicap-accessible. The Plan of Development includes a typical parking detail which shows the standard and handicap-accessible spaces which meet the MCZO Parking Regulations in width and length dimensions. The handicap-accessible parking spaces are located directly to the west of the bank entrance. The proposed parking spaces for the site exceeds the standard requirements per Section 1102 Parking Regulations based upon the total 5,000 sq. ft. calculated for floor area. The site will have nine (9) cutoff light fixtures situated within the site. Double head lighting is proposed at all four (4) corners of the building. All outdoor lighting will comply with the MCZO outdoor lighting requirements and is designed to be directed towards the interior of the site and will have a maximum height of 16'.

5. Landscaping for the site as shown on the landscaping plan will consist of various trees, shrubs, groundcovers, and accents. Landscaping will be situated within the entire site, surrounding the bank, and located along the perimeter of the site. The applicant displays a 52'-7" landscape easement located adjacent to Daisy Mountain Dr. along the southern region of the parcel.
6. The development of the site will include one (1) 80' long retaining wall along the southeastern region of the site. The retaining wall will be setback 13' from the southern property line and 17' from the eastern property line. The retaining wall will comply with the Anthem Design Guidelines for a maximum wall height of 9' measured from the lowest point of finished grade to the top of the wall. The wall will be constructed of CMU block with Anthem Plum as the color. The site will also include nine (9) screen walls located along the southern region of the site with a total wall length of 170'. The screen walls will have a maximum height of 3', and will be staggered with overlapping sections, which will provide a visual effect of a solid wall. The walls will be constructed of CMU block with Anthem Plum color to match the same color scheme for the proposed retaining wall.
7. Signage proposed for the bank will include three (3) wall signs along the western, southern and eastern elevations. The wall signage will contain the Wells Fargo logo with each sign having varying dimensions. The signage proposed along the western region will have a total sign area of 30.80 sq. ft. The southern elevation wall signage will have dimensions of 2' - 5 1/2" x 17' - 9 3/8" with a total sign area of 44.50 sq. ft. The signage for the eastern elevation will be largest of the wall signage with dimensions of 3' - 2" x 22' - 9" for a total sign area of 72.27 sq. ft. The applicant has designated the southern elevation as the front face elevation with a total of 241.42 sq. ft. permitted as the 15% allowance for wall signage. The total wall signage square footage proposed is 147.57 sq. ft. which meets the requirements of the Sign Regulations of the MCZO.
8. The site will also include non-illuminated directional signs for the banking drive-thru services. The precise plan includes five (5) directional signs to be located adjacent to the roadways and drive-thru lanes. The directional signs will have a maximum height of 3' with sign text area dimensions of 1'-9" x 1'-9" for a text sign area of 3.06 sq. ft. per sign. Three (3) of the signs will be doubled-faced. The directional signage will indicate the direction of the auto bank, exit only do not enter, and thank you for banking with Wells Fargo. The proposed colors of the directional signs will be red, black with white as the text copy and arrows.
9. The Wells Fargo Bank will be open weekdays from 9:00 a.m. to 5:00 p.m. and Saturday hours from 10:00 a.m. to 1:00 p.m. The bank will employ approximately twenty (20) employees at the Anthem location. The banking drive-thru services will include three (3) teller lanes and one (1) lane for drive-up ATM use. The

applicant has indicated that the site will also include two walk-up ATM's in the vestibule area of the bank.

10. The site is zoned C-2 CUPD and will meet the following development standards:

C-2 CUPD Development Standards (Z2000098)	
Minimum lot size	6,000 sq. ft.
Minimum lot width	60'
Maximum lot coverage	60%
Front yard setback	10'
Rear yard setback	25'
Side yard setback	10'
Street-side setback	10'
Minimum distance between buildings (same lot)	0'
Maximum building height	40'/3 stories
CUPD Variations	As per the Anthem Design Guidelines, plus relief from requirement for provision of a 6' high solid screen wall

The CUPD overlay is applied to waive the buffer/screen wall requirement. The project will otherwise meet all C-2 development standards.

11. The Wells Fargo precise Plan of Development is being developed in accordance with the Anthem DMP (DMP200008, as amended DMP2002002) approved by the Board of Supervisors (BOS) on October 18, 2000. The Anthem DMP encompasses 5,858.2 acres with a variety of land uses that include residential, commercial, parks and recreation, a school site and other community-related facilities. (A 903.3-acre portion of the DMP, located west of I-17, has been annexed into the City of Phoenix, leaving approximately 4,954.9 acres in the County).

Analysis of Conformance with Adopted Plans:

12. **Maricopa County "Eye to the Future 2020" Comprehensive Plan:** The Comprehensive Plan defers to the Anthem Development Master Plan (DMP).
13. **Anthem Development Master Plan:** The DMP designates the site MNC/MUC, or "Multi-Neighborhood Commercial and Mixed Use Center". Therefore, the commercial development of the site is in compliance with the DMP (DMP200008 as amended in DMP2002002).

Existing On-Site and Adjacent Zoning:

14. On-site: C-2 CUPD
 North: Rural-43
 East: Rural-43
 South: R1-6 RUPD
 West: C-2 CUPD
 [Note: most of this portion of Anthem is also subject to a PAD Overlay Zone.]

Existing On-Site and Adjacent Land Use:

15. On-site: Vacant
 North: Vacant, to the northwest of parcel is an existing Park-n-Ride lot.
 East: Natural Drainage Channel, then commercial development
 South: Daisy Mountain Dr., then residential (single-family homes)
 West: Paved Access Road 1, then vacant land with recent approval for a Circle K fueling station and car wash

Area Land Use Analysis:

16. At present, the site has been mass graded and is currently vacant. The Anthem Southside Mixed Use Unit 3 final plat included two (2) parcels zoned C-2 CUPD and one (1) tract with Rural-43 zoning. Directly to the west of the site is Parcel 1 which has also been mass graded and is currently vacant with recent Board of Supervisor's approval for a Circle K fueling station and car wash. Tract A which is located directly north of the site is designated for parking and public transit purposes within the Anthem Southside Mixed Use Unit 3 Final Plat. The site is currently being utilized as a Park-n-Ride lot. Located south of the site is Daisy Mountain Drive which is a County maintained roadway. South the Daisy Mountain Drive is Anthem Unit 71 a high density residential subdivision currently under construction. Anthem Unit 71 is a single-family residential subdivision designated as high-density single-family housing zoned R1-6 RUPD which received Board of Supervisors' approval on November 16, 2005.
17. The following 2005 aerial photograph depicts the adjacent land uses and the development of the Anthem region with commercial development and adjacent residential development.

[Aerial photograph on following page.]

[2005 aerial photograph]



Adjacent Road Status:

18. **Daisy Mountain Drive:** County maintained, 4-lane arterial route within a 130' full-width right-of-way (ROW). The ROW was dedicated to the County via a Map of Dedication recorded with the County Recorder's Office in Book 529, Page 40. No additional improvements are required at this time.
19. **Private Access Road 1:** Public access easement granted for non-exclusive public vehicular and pedestrian access uses, 2-lane existing roadway with a 40' full-width ROW.
20. **Private Access Road 2:** Public access easement granted for non-exclusive public vehicular and pedestrian access uses, 2-lane existing roadway with 30' full-width ROW.

Utilities and Services:

21. **Water:** Arizona - American Water Company (AAWC)
22. **Wastewater:** Arizona - American Water Company (AAWC)
23. **Telephone:** Qwest Communications
24. **School:** Deer Valley Unified School District
25. **Gas:** Southwest Gas Company
26. **Waste Disposal:** Waste Management of Arizona
27. **Electric:** Arizona Public Service (APS)
28. **Fire Protection:** Daisy Mountain Fire Department (DMFD)
29. **Police Protection:** Maricopa County Sheriff's Office (MCSO)
30. **Irrigation:** None

Reviewing Agencies:

31. **Department of Transportation (MCDOT):** No objection subject to the following stipulations (see the attached memo.)
 - Install sidewalk and ramps to meet ADA requirements at new driveway on west side (as shown).
 - Any landscaping installed within right-of-way must comply with Maricopa County requirements (MCDOT) Roadway Design Manual, Chapter 9 on Daisy Mountain Drive.
32. **Environmental Services Department (MCESD):** No objection (see the attached memo.)
33. **Drainage Review:** No objection (see the attached memo).
34. **Arizona Department of Transportation (ADOT):** No comment (see the attached letter).
35. **Other:** The request was also referred to New River/Desert Hills Community Association, Daisy Mountain Fire Department, Dove Valley Coalition, Maricopa County

Department of Emergency Management, and Bradshaw Coalition. To date, no comments have been received from these entities.

Background:

36. **April 5, 1995:** The Board of Supervisors (BOS) approved DMP 94-06, the Anthem Development Master Plan, subject to stipulations, which have been deleted here for brevity.
37. **December 3, 1997:** The BOS approved Z95-53A, the Anthem Plan of Development, and designated it as a Protected Rights Development Plan, subject to stipulations, which have been deleted here for brevity.
38. **October 18, 2000:** The BOS approved DMP200008, an amendment to the Anthem DMP and Z2000098, an amendment to the Anthem Plan of Development, subject to stipulations, which have been deleted here for brevity.
39. **January 3, 2002:** The BOS approved Z2001134, an amendment to the Anthem Plan of Development regarding retaining walls and signage, subject to stipulations, which have been deleted here for brevity.
40. **April 2, 2002:** Staff administratively approved DMP2002002, a Minor Amendment to the Anthem DMP. Said amendment reduced the size of the commercial core of the Anthem Village Center.
41. **February 6, 2003:** The Planning and Zoning Commission approved Z2002006, a rezone from Rural-43 to C-2 PD and S2002004, a Preliminary Plat for a mixed-use subdivision.
42. **March 5, 2003:** The BOS approved Z2002006, a request to rezone from Rural-43 to C-2 PD for Anthem South Mixed-Use, subject to the following stipulations:
 - a. Zoning of the site is as per the Anthem Plan of Development (Z2000098, as amended) subject to zone changes as per the case map for Z2002006.
 - b. Stipulations of Z2000098 (Anthem Plan of Development) shall remain in effect, as may be applicable.
 - c. Most of the site is subject to a P.A.D. Planned Area Development Overlay Zone, and thus zoning district boundary lines will be finalized with recordation of a Final Plat for Anthem South Mixed-Use.
 - d. A precise Plan of Development is required for development of any parcel within the C-2 P.D. zoning district.

43. **September 8, 2004:** The BOS approved S2004040, a Final Plat for the Anthem South Side Mixed Use Unit 3, a 2-parcel commercial subdivision, 1-tract, subject to stipulations.

Discussion and Evaluation:

44. The Anthem South Side Mixed Use Unit 3 is located approx. 0.15 miles to the west of the intersection of Gavilan Peak Parkway and Daisy Mountain Dr. The region is classified as a MNC/MUC, or "Multi-Neighborhood Commercial and Mixed Use Center" within the Anthem DMP. The applicant's proposal is in compliance with the land use plan of the DMP, with the C-2 CUPD development standards, and with the previously approved and recorded subdivision plat for the Anthem Southside Mixed Use Unit 3. Reviewing County agencies have no objection to approval of the Plan of Development.
45. With an increase in the number of suburban residential developments within the Anthem DMP, there exists a need for local neighborhood commercial retail centers. The proposed bank would be advantageous to provide retail services to the local residents of Anthem. With the projected Anthem population of approximately 26,745 residents based upon 10,017 platted lots, the facility would be beneficial to support the need for local commercial services within Anthem.

Recommendation:

46. Staff recommends **approval** of **Z2005147** for the following reasons:
- The proposal is in compliance with the Anthem DMP.
 - The proposal meets the development standards of the C-2 CUPD zoning district.
 - Reviewing agencies have no objections that are not addressed in the following stipulations.

Subject to the following stipulations:

- a. Development of the site shall comply with the Plan of Development entitled "Wells Fargo Denovo", consisting of three (3) full-size sheets, dated revised March 21, 2006, and stamped received March 21, 2006, (excepting the floor plans depicted on Sheet A2.00) except as modified by the following stipulations.
- b. Development of the site shall be in conformance with the narrative report entitled "Wells Fargo Anthem – Daisy Mountain", consisting of six (6) pages, revised March 21, 2006, and stamped received March 21, 2006 , except as modified by the following stipulations.

- c. Development of the site shall be in conformance with the landscape plan entitled "Wells Fargo Denovo", consisting of one (1) full-size sheet, dated revised March 21, 2006, and stamped received March 21, 2006, except as modified by the following stipulations.
- d. Development of the site shall be in conformance with the signage plan entitled "Wells Fargo Denovo", consisting of two (2) full-size sheets, dated revised March 21, 2006, and stamped received March 21, 2006, except as modified by the following stipulations.
- e. All trees shall be double-staked when installed.
- f. A continuous parapet shall screen all roof-mounted equipment.
- g. The following Maricopa County Department of Transportation (MCDOT) stipulations shall be met:
 - i. Install sidewalk and ramps to meet ADA requirements at new driveway on west side (as shown).
 - ii. Any landscaping installed within right-of-way must comply with Maricopa County requirements (MCDOT) Roadway Design Manual, Chapter 9) on Daisy Mountain Drive.
- h. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened from view.
- i. All outdoor lighting shall conform with the Maricopa County Zoning Ordinance.
- j. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a Grading Permit. The applicant must contact the State office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation.
- k. Development and use of the site shall comply with requirements for fire hydrant placement and other fire protection measures as deemed necessary by the applicable fire department. Prior to issuance of zoning clearance, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.

- l. Prior to zoning clearance, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.
- m. Major changes to the site plan and narrative report shall be processed as a revised application, with approval by the Board of Supervisors upon recommendation of the Planning and Zoning Commission. Minor changes may be administratively approved by the Planning and Development Department.
- n. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).

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Attachments:

Case map (1 page)
 Vicinity map (1 page)
 Plan of Development (reduced 8.5" x 11", 3 pages)
 Landscape Plan (reduced 8.5" x 11", 1 page)
 Signage Plan (reduced 8.5" x 11", 2 pages)
 Narrative report (6 pages)
 MCDOT comments (memo, 1 page)
 MCESD comments (memo, 1 page)
 Drainage Review comments (memo, 1 page)
 ADOT comments (letter, 1 page)

Enclosures:

Precise Plan of Development (reduced 11" x 14", 3 pages)
 Landscape Plan (reduced 11" x 14", 1 page)
 Signage Plan (reduced 11" x 14", 2 pages)

[Full size plans available upon request.]